

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 2 Birch Court, LANGWARRIN 3910

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$540,000 - \$590,000**

#### Median sale price

Median **House** for **LANGWARRIN** for period **Apr 2019 - Jun 2019**

Sourced from REIV.

**\$596,000**

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**329 Cranbourne-Frankston Road,**  
Langwarrin 3910

**Price \$575,000** Sold 22 May  
2019

**1 Meridian Court,**  
Langwarrin 3910

**Price \$565,000** Sold 25 June  
2019

**86 Northgateway,**  
Langwarrin 3910

**Price \$496,000** Sold 11  
April 2019

This Statement of Information was prepared on 16th Oct 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House



3 beds



1 baths



2 parking

#### Ray White Frankston

36 Playne Street,  
Frankston VIC 3199

#### Contact agents



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**RayWhite.**